

**PLANNING BOARD  
MEETING MINUTES  
November 28, 2007**

**7:04 p.m.** Meeting called to order.

Attendance: Jenny Fallon, Chair; Karl Haglund; Sami Baghdady; Andres Rojas; Carla Moynihan; Jay Szklut, Staff; Jeffrey Wheeler, Staff. Also in attendance were the members of the Zoning Board of Appeals.

Meeting minutes of October 17, 2007, October 22, 2007, and November 14, 2007 were approved.

Committee Updates

The Housing Trust and the Traffic Advisory Committee have been advised of the new Planning Board representatives to their committees.

**7:15 p.m. Public Hearing (cont.): Site Plan Review, 50 Leonard Street**

**(Joint hearing with Zoning Board of Appeals)**

Mr. Rojas expressed concerns with the lack of detail on the plans as submitted. Most of the plans were not drawn to scale and none were stamped by licensed professionals.

Mr. Lecesse posed several questions regarding the Land Development Agreement. Specifically, he noted that the agreement was based on an approved site plan review by the Planning Board but there is no approved review.

Mr. Chin requested information on the dimensions of the chimneys.

Ms. Fallon noted that there needs to be information on the proposed height of the 3<sup>rd</sup> floor relative to that of the existing 1<sup>st</sup> and 2<sup>nd</sup> floors.

Mr. Rojas added that the height relative to the abutter's properties should be shown on the plans.

Mr. Baghdady wondered whether an easement agreement with the neighboring CVS is needed to insure proper trash disposal.

Ms. Fallon requested clarification of the differences between the current plans and those submitted at the initial hearing.

Comments from Belmont Center Planning Group -

Front walk - support brick on private property but prefer to wait on proposed changes to public portion.

Support in principle the 3<sup>rd</sup> floor addition - questions on size, impact on abutters and tower

Recommend a parking waiver

Concerned with proposed mansard roof on utility room addition

Michael Smith, Historical Commission - Additional information needed. Concerned with utility room addition. Couldn't utility room be underneath. Requires coring of granite floor. Burke indicated willingness to do this if granted third floor addition.

Mr. Smith asked about the relationship of the rear chimney and the windows.

Ms. Reid, 628 Pleasant St. - concerned with 3<sup>rd</sup> story addition and with the size of the building. Noise and lighting also an issue.

Mr. Hobbs, 12 Moore St. - He can see the entire side of the building and is concerned with the mass, lights, and noise. Wants more clarification on the use of the 3<sup>rd</sup> floor.

Discussion between the applicant and the Boards continued with the Boards requesting that the applicant provide more detailed and scaled plans along with responding to issues raised at this meeting.

The meeting was continued to December 18, 2007 @ 7:00 PM in the Homer Building Art Gallery.

**9:15 p.m.**      Discussion - Comprehensive Plan

Ms. Fallon requested staff to resend copies of documents previously submitted to Board Members. Documents include copies of Master Plan Tables of Contents, document from the Comprehensive Plan Workshop.

Jay informed the Board that funding for a comprehensive plan was included in the FY09 Planning Budget. Ms. Fallon noted that the Board needs to identify the overall scope of the effort and the role the Planning Board will play in the development of the plan. She also noted that the Boards role and scope development discussions should continue whether the plan was funded in FY09 or not.

The Board recognized that time needs to be spent gathering community input particularly from other Boards and Commissions, and to fully define the scope of the project.

**9:40 p.m.**      Discussion - Work Plan

Jay presented the Board with a proposed calendar through the April Town meeting. Three zoning articles were included in addition to continuing development of Rules & Regulations and initiating the Waverley Square revitalization effort.

**9:55 p.m.** Town Planner's Report

Jay reported that the Sandler Skate Shop project is on hold. A Cushing Square property owner has had several discussions with staff discussing conceptual ideas for the redevelopment of Cushing Square. Several developers have expressed an interest in putting forward a project for the Our Lady of Mercy Site. Finally, the Town has been chosen as the recipient of a Massachusetts Chapter of the American Planning Association Planning Award for the passage of the Chapter 40R overlay zone.

**10:10 p.m.** Meeting adjourned

Next Meeting: Wednesday, December 12, 2007  
7:00 p.m., Homer Building, 3<sup>rd</sup> Floor Art Gallery